WARRANTY DEED



My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea Nicole Lambert	NEW OWNER	091-02-0-615.00
(NAME)	(NAME)	
1113 Holt Hills Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dave Rodman and Sally Rodman, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Nicole Lambert and Andrew Hartley Wiltz, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Block "I" on the plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, being Lot No. 1519 on the unrecorded subdivision of said Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 60 feet east of the easterly margin of 57th Avenue North, said point being the corner of Lots Nos. 1519 and 1521; thence with said avenue easterly 25 feet to the corner of Lots 1517 and 1519; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westerly 25 feet to the corner of Lots Nos. 1519 and 1521; thence with the line between said two lots southerly 150 feet to the beginning.

Being the same property conveyed to Dave Rodman and Sally Rodman, husband and wife by deed from Mardi Gras Holdings, LLC dated October 19, 2016 and of record in Instrument No. 20161024-0111910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 5610 New York Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170012999 DEEDWARR
Recvd: 02/13/17 11:27 2 pgs
Fees:13.00 Taxes:481.00
20170213-0014714

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3RD day of February, 2017.

Dave Rodman

Sally Rodman

State of OREGON

County of CLACKAMAS

On this 3RD day of February, 2017, before me, a Notary public in and for said County and State, personally appeared Dave Rodman and Sally Rodman, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

BRAD ALLEN MCKEE

Notary Public Shannon Philbin
My Commission Expires: OCT. 21, 2019

OFFICIAL STAMP
BRAD ALLEN MCKEE
NOTARY PUBLIC - OREGON
COMMISSION NO. 944018
MY COMMISSION EXPIRES OCTOBER 21, 2019